



## Detached Country House with Character



### Agent Info

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Specialties:	
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### Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 370,000

### Locatie

Aanbevolen Auto Onderdelen:	France
Postcode:	50670
Geplaatst:	28-07-2023
Omschrijving:	

Detached Country House with Character, the house is a Maison de Maitre which has been renovated over the last 6 years, comprising:

- Ground floor: entrance, fitted kitchen, living room, conservatory & WC.
- 1st floor: landing, 3 bedrooms, one of which is en suite with shower room and dressing room, shower room & WC.
- 2nd floor: landing, 2 bedrooms, bathroom & WC.
- Basement: Cellar in the basement.

Aerothermal & geothermal heating.

Many outbuildings.

Above ground swimming pool.

Land of 3.40 Hectares suitable for equestrian activity.



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Agency fees including tax payable by the purchaser.

Features:

Living area: 162.00 m<sup>2</sup>

Land area: 34,040.00 m<sup>2</sup>

Number of rooms: 7

Number of bedrooms: 5

Windows, frames: PVC Double Glazing

Sanitation: All-water septic tank.

- In More Detail:

The house is situated in a small village of southern Normandy, between Avranches and Sourdeval, roughly 30 minutes from Mont-St-Michel, and about 1 hour from Caen.

The plot of land is 3.4 Hectares (8.4 acres) in total with many mature trees, including oak, alder, sweet chestnut, and wild cherry, and has been divided into house and gardens, rear yard, horse paddocks, and hay fields.

The house is a Maison de Maître which has been renovated over the last 6 years, including ground and air source heating systems, total attic insulation (equivalent to 50cm of Rockwool), top to bottom re-plastering, re-wiring, re-plumbing, north side of roof re-slatted, all new shutters, 3 new shower rooms (one en-suite with the Master bedroom which also includes a dressing room), a 20m<sup>2</sup>, insulated conservatory, in fact almost everything you could think of.

All windows are PVC, apart from the conservatory which is aluminium, and the attic roof windows, which are timber. All units are double glazed.

Outside, the outbuildings have also had similar treatment, and now include a 20m<sup>2</sup> covered sundeck, as well as a 20m<sup>2</sup> swimming pool with deck.

There is a central carport with access to the rear courtyard, 2 garages with remote controlled roller shutter doors, with a central workshop area with new roof, a wood workshop with a complete new roof structure, potting shed, mower and garden hand tools shed, and a firewood storage shed.

The fruit and vegetable plot has raised beds, greenhouse and garden machine tool store.

After the swimming pool is a fish pond with peaceful covered seating area under the riverside trees.

In the rear courtyard are a possible gite (all services connected), a hay store, a tack room, a tractor and machinery covered area and a hen park.

The bread oven still needs the oven base replacing, and the cider press has not yet been started.

On the other side of the stream is an orchard with various fruit and nut trees.



The department of Manche is in Lower Normandy and is bordered with Calvados, Orne, Mayenne and Ile-et-Vilaine. The English Channel in the west, north and north-west coastlines makes getting here to its many ports very easy from the UK. There is also an airport in Caen and many others are easily accessible in the surrounding regions such as Rennes airport.

History is all over the department through its museums and heritage, discovering the local traditions and culture as well as Chateaux, religious monuments, water mills, maritime sites and gardens is easy to do. The biggest 'must-do' is a visit to Mont Saint Michel.

Tourism plays a major role in the economy of the department which is fine because there is so much to see and do.

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We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

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## Algemeen

Slaapkamers:	5
Badkamers:	3
Lot Afmeting:	34040 m <sup>2</sup>

## Room details

Indoor Features:	Fitted kitchen
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## Utility details

Heating:	Ja
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# IMLIX

**IMLIX Vastgoedmarkt**  
<https://www.imlix.com/nl/>

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## Building details

Outdoor Amenities:

Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID:

IX4.696.542

